

Brunswick Planning Commission
Minutes
October 25, 2004

Commission Members Present: Chair Ed Gladstone, Vice Chair Don Krigbaum, Council Liaison Walt Stull, and Ellis Burruss, Alternate

Mayor & Council Present:

Staff Present: City P & Z Administrator Rick Stup & City Development Review Planner Wayne Twigg

Chairman Gladstone called the meeting to order at 7:00 PM.

Minutes

The minutes of the September 27 meeting were reviewed and approved with minor corrections to be made by Staff. (MOTION by Mr. Burruss; seconded by Mr. Krigbaum, unanimously passed.)

Chairman

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in. He administered the oath.

Old Business

None.

New Business

Mr. Burruss recused himself on the next case and exited the meeting room.

Zoning - Site Plan - Improvement Plans

Brandywine, LLC Property: Located in the Northeast Quadrant of the intersection of East Potomac Street and First Avenue. Zoning Classification: B-3; Water and Sewer Classification: W-4, S-4; BR-SP-04-03-SP

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for APFO and Site Plan approval of the proposed new multi-use building.

The required action is two fold. The first is APFO Approval and the second is the Site Plan Request. Staff recommended the following:

Staff Presentation and Recommendation Cont.

APFO

Based on the information provided, Staff recommends denial of APFO Approval Request. However, if the Commission wishes to continue the application until the information is provided and reviewed for approval, Staff has no objections.

Site Plan

Since APFO Compliance has not been addressed appropriately, Staff recommends denial of the Site Plan Application in accordance with the requirements of the APFO. However, again if the Commission wishes to continue the application until the APFO Approval is granted, Staff has no objections.

If APFO Approval is granted, Staff recommends approval of the Site Plan with the following conditions:

1. Issues raised in Staff Report Addressed to Staff's satisfaction to include:
 - The reclamation information for the area currently occupied by the existing structure must be shown to Staff's satisfaction to include Landscaping.
 - Check Sheet and Staff TAC Meeting Comments that still are not addressed to Staff's satisfaction to include the following:
 1. Title Lines to include individual parcels must be shown with bearings and distances
 2. Proposed grading shown
 3. Revise note 11 to eliminate the county reference
 4. Need FRO comments
 5. Revise future walk along Mooseheart Drive to reflect limit of construction
 6. Need dimensions between existing and proposed structures
 7. Need Council Approval for use within street right-of-ways and the request submitted
 8. Need additional landscaping
 9. Correct Mooseheart Drive labeling
 - An Addition Plat must be approved by the Planning Commission and recorded prior to signature of the Site Plan.
 - The applicant must provide details satisfactory to Staff of the Reclamation Area and any other proposed screening along the North Side of the structure that will soften the impact from the adjoining properties.
 - The Building Restriction Lines must be graphically shown on the plan.

Staff Presentation and Recommendation Cont.

- Seven Junipers must be provided along the East Side of the structure.
 - The Applicant must obtain approval from the Mayor & Council to utilize the West and South areas within the Right-of-Ways and provide a Maintenance Agreement for those Landscaping Areas agreeable to Staff and the City Attorney.
 - Final or changes to the lighting must be approved by Staff.
 - The submission and approval of the final sign details must be to Staff's satisfaction and added to the Site Plan if necessary.
 - The Site Plan must be revised to correct the labeling of the structure and the Sanitary Sewer Line must be abandoned in accordance with City Procedures.
2. FRO Exemption Comments from the FRO Reviewer or Approval of FSD/PFCP and notation added to the Site Plan with FRO Approval prior to Improvement Plan/Site Development Plan signature.
 3. Improvement Plan/Site Development Plan submission and approval prior to construction.
 4. Applicant bound by their testimony.
 5. Applicable Agency Comments.

Mr. Stup answered questions with regard to the plan, which included parking along Moose Heart Drive, reclamation area from the existing building, ADA access, conditions listed in the Staff Report, and Landscape Requirements from Board of Appeals Approval.

Applicant

Mr. Jonathan Allgaier, Fusion Planning, Architecture, Engineering Design presented the applicant's case and answered questions. He requested on behalf of the Applicant that the revised APFO Compliance/Mitigation Letter submitted in the afternoon today be distributed to the Commission.

Mr. Stup noted that the new information had no affect on Staff's Recommendation since it needed to be reviewed for compliance and possibly routed to reviewing agencies for comment.

Public Comment

None.

Rebuttal

None.

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Decision

APFO

Mr. Krigbaum made a motion to continue the decision until the applicant furnishes Staff the required information and the APFO Approval Request is approved/denied in accordance with Staff Recommendation; Mr. Stull seconded the motion.

VOTE: Yea 3 Nay 0

Site Plan

Mr. Krigbaum made a motion to continue the application until the APFO Request is re-scheduled for Planning Commission Action in accordance with Staff Recommendation; Mr. Stull seconded the motion.

VOTE: Yea 3 Nay 0

Public Comment

None.

Mr. Stup stated that there would be a Planning Commission meeting in November on the 22th.

Adjournment

The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Edward Gladstone, Chair
Brunswick Planning Commission